

September 12, 2024

The Eastman City Council met in a regularly scheduled meeting on the above date at 6:00 p.m. The following members were present: Sebrina Williams, Graham Snyder, Mark Peacock, and Debra Sheffield. Others present were City Manager Spencer Barron, City Clerk April Sheffield, City Attorney Rita Llop, City Inspector Jack White, and Assistant Manager Dayna Winslette. Other department heads in attendance were acting Fire Chief Derl Maxwell, Police Chief Billy Cooper, Assistant Police Chief Wesley Dyal, Wastewater Operator Matt McDaniel, Water Supply Operator Terry Hardeman, Water Supervisor Wynnon Pittman, and Street Laborer Gerald Fordham. Other employees attending were Daniel Gonzalez, Colt Rogers, Nick Hulette, Raven Smathers, Kelly Sheffield, and Chris Screws. Audience members included Commissioner Sharon Cobb Flanagan, Loraine and Ellery Aguayo, Marlan Eller, Mitchell and Susan Coffee, Danny and Raymoth Evans, Martin Kehayes, Charlotte Coffee, Derek Hutcheson, Paula McCain, Mark Studstill, and Janice Winslette.

The meeting was called to order by Councilor Snyder at 6:01 PM.

Invocation was given by Councilor Peacock.

Pledge of Allegiance.

APPROVAL OF AGENDA:

On a motion from Councilor Peacock and seconded by Councilor Sheffield, the agenda was unanimously approved.

APPROVAL OF MINUTES:

On a motion from Councilor Williams and seconded by Councilor Sheffield, the minutes of the August 26, 2024, regular meeting were unanimously approved.

NO UNFINISHED BUSINESS

NEW BUSINESS:

MONTHLY FIRE REPORTS:

Interim Chief Derl Maxwell came forward to give the August 2024 monthly fire report. The department had 4 non-working structure fires with 3 in the city and 1 in the county. There were thankfully no working structure fires last month. They ran 75 medical-related calls with 56 being in the city and 18 in the county. There were 15 motor vehicle accidents with 9 in the city and 6 in the county. They had 11 public service calls which would include fire alarms, smoke scares, and trees down. 7 were in the city and 4 in the county. The department were cancelled 5 times enroute to 1 in the city and 4 in the county. They controlled school traffic 18 days with no incidents to report. There were 6 public safety education events with approximately reaching 125 civilians. After participating in career day at the Chamber, 8 applications were turned in and they are still processing those. The full-time staff participated in an estimated 280 training hours last month and the volunteers had 8.

MONTHLY POLICE REPORTS:

Chief Cooper came forward to give the August 2024 monthly police report. They used 1,188 gallons of gas while answering 967 calls. They worked 24 traffic accidents and patrolled 13,958 miles. The number of arrests/citations for the month of August were 270.

The police department did participate in the job fair also but received no applications. Manager Barron asked what Cooper would attribute that to? Cooper responded with partly the times and partly that no one wants to be a police officer anymore.

DEPARTMENT HEAD REPORTS:

BUILDING INSPECTION/CODE ENFORCEMENT:

Jack White came forward to report for the month of August. There were \$576 collected in permit fees. The library project was completed, and the Club project is underway. The Club is on schedule, and everything is going as planned. They are looking to add a little bit more to the project while it is on schedule and the help is there.

Councilor Snyder asked what the expected date for reopening the Club was. White responded with the tentative date of January 1. Snyder also said that he had heard nothing but complements about the library driveway. Great job to the crew. White also let the council know that there were also some sidewalk repairs on the schedule soon.

WASTEWATER/WATER SUPPLY:

Matt McDaniel came forward to report. There were 40,854,000 gallons of water pumped from the wells in August. That calculates to 1.318 million gallons per day. There were 520,000 gallons of water used at the treatment plant last month. There were 13,220,000 gallons of water that was treated and released from the treatment plant into Sugar Creek.

According to Terry, the Industrial Park project is only about a third of the way completed.

August was a bad month for equipment tearing up. Upon leaving today a mixer at the plant went down. They were able to bypass that part of the plant to continue operations until it can be worked on. It has run for 15 years without stopping, so it was bound to have an issue at some point.

STREET DEPARTMENT:

Gerald Fordham delivered the street jobs with the breakdown of hours spent on the projects. The department spent 15 hours on animal calls, 246.5 hours on curbs and gutters, 37 hours on ditches, 219.5 hours on cutting tree limbs, 372 hours mowing grass, 118 hours working on things around the shop and the office, 3 hours on trash pick-up, and the limb truck spent 144 hours picking up. The hourly rate on the potholes is sort of deceiving at 19.5 hours because it may only take 45 minutes to fix the potholes, but they have to cure overnight and that takes a little while. All councilors are proud of the smooth potholes and thank the street department. There were also no special events worked the month of August.

WATER DISTRIBUTION:

Wynnon Pittman came forward to give the August recap for the water department. The departments have moved over to Diamond Maps completely and will be able to start tracking better. The part-time girl has started being able to draw in all of the leaks as they are happening now. Total meters in the system has not changed from 3,181. The average number of meters billed and serviced remain between 2,500 and 2,600. 337 meters remain outside of the city limits. There were 111 cut-ons this month. The number of cut-offs were 28, not counting those for non-pay which usually average around 120 a month. There were 32 requests to detect water leaks. There were 16 water leaks to repair. They pulled 1 meter and located 2 valves. They requested 8 locates last month. A lock was repaired, 2 hydrants maintained, 1 meter and 1 valve inspected. There were 5 new meters set. Two sewer taps were installed, and 10 lines cleaned out. Wynnon publicly asks for everyone to keep the grease, and baby wipes out of the

lines. Those 2 items account for most of the problems associated with a clogged line. They were able to clean one stormwater ditch out last month on 14th Avenue. They answered a total of 239 work orders. The water department used 537 gallons of fuel and answered 54 locates in August. As far as the Lead and Copper Project, as of today there are only 31 meters left to identify. The deadline is October 16 and Wynnon guarantees completion by October 1 with no unknowns. There does not seem to be any unknown lead problems. There will be some galvanized pipes that will need to be replaced. The I&I Sewer Project is a slow-go. They are finally through with Pine Drive and are getting ready to work their way down 11th Avenue. Wynnon asked them not to pave Pine until they are completely through in that area and be able to do all of the paving at one time. The next stop will be the area at the Rocky Springs Lift Station. As far as the Airport Apartment project, they started moving dirt in July and we are currently waiting on their exact plans of where they want everything so that we can move forward.

GRANT REPORT:

Assistant City Manager Dayna gave a breakdown of the grants that she has been working on. She has a master spreadsheet that she works from. Between now and the end of October, there are 8 different grants that she is working on to submit. Throughout the year there some grants that are rolling and some that have specific deadlines. There are at least another 25 – 30 that she plans to look at throughout the year. Some are private grants through companies like T-Mobile, Norfolk Southern, GA Power. There are also some DNR, the Dept of Justice. Not all of the grants are just for the general departments. Some do cover water, wastewater, etc. Dayna has met with police and fire departments to get a list of their needs. There are a lot of grants out there, but it is recommended that instead of just chasing grants, you have a need and then find a grant to pay for it. Dayna reminds the public that not every grant that is applied for is guaranteed money to get. If that were the case, all the cities in Georgia would have grant money coming out of their ears. Grants are very competitive, and some do require matches. The council has earmarked a certain amount already to cover some grants for the park, etc. She will not apply for a grant that requires a match without presenting it to the council first. Councilor Snyder reminds everyone that in next years' budget, there are some projects earmarked with grant money but require match money that will have to come out of SPLOST & ARPA funds. The CDBG grant for Bacon Heights is an example. Other projects have been promised out of those funds also such as lift station repairs, back-up generator, police cars, and other equipment. These things do chip away at the funds that are available for grant matches also.

APPROVE MONTHLY BILLS:

On a motion from Councilor Sheffield and seconded by Councilor Williams, the bills for August 27 – September 12, 2024, were unanimously approved.

CDBG LAP AGREEMENT:

The million-dollar CDBG sewer project in Bacon Heights requires a Language Access Plan agreement. It's purpose is to assist people with limited English proficiency. The Regional Commission has prepared it for the city and the council just needs to approve and sign. Attorney Llop agrees that everything is in order. **On a motion from Councilor Peacock and seconded by Councilor Sheffield, the CDBG LAP agreement was unanimously approved.**

QUOTES FOR SUBMERSIBLE PUMP:

Water supply operator, Terry Hardeman, presented two quotes from the recent request to purchase a submersible pump to have for back-up at the Legion Drive lift station. There are 2 pumps at Legion that

have been in operation for the last 15 years. If one of the pumps go down, there is no way for the other pump to handle everything that comes through that station. Luckily, this pump can also be used at the James Avenue lift station in the case of an emergency. The first quote was for a non-Flygt pump from HSI, Hydra Service Inc. in the amount of \$38,465. The second quote was for a Flygt pump from DW Industrial LLC. in the amount of \$71,000. All of the pumps that we currently have are Flygt pumps and they are good pumps. However, Terry feels since it will only be a back-up pump, the non-Flygt model will work just fine and save some money. **On Terry's recommendation, Councilor Peacock makes a motion to purchase a pump from HSI in the amount of \$38,465. This motion was seconded by Councilor Sheffield and unanimously approved.**

ZONING ORDINANCE AMENDMENT RESOLUTION:

There is a resolution that the council will pass and a proposed ordinance that will go to the Planning & Zoning board to have a public hearing on and pass. The city has a number of residential structures in the Industrial Zones. Those structures are considered nonconforming. The resolution and ordinance is attempting to make them conforming. The P&Z board previously had a request to change the zoning of a piece of property to a different zone. There is no uniform fix because there are so many types of residential structures in the Industrial zones like single family and apartments. Llop has consulted with the interested parties of the zoning change request and come up with some language to refer to P&Z to look at. They can hold a hearing and then make a recommendation back to the council on how to make these nonconforming uses acceptable in an Industrial zone. It is not the intent to expand the uses in an I, only make what is already there acceptable as it exists today. It shall preclude any future residential structures from being there. **On a motion from Councilor Peacock and seconded by Councilor Sheffield, the zoning amendment resolution was unanimously approved, and the proposed ordinance change shall move to the P&Z board for further review along with a hearing.**

CITY MANAGER'S REPORT:

Barron reminds everyone about the final millage rate hearing at the next council meeting on the 23rd. If anyone has any questions, feel free to reach out to him. Also, echoes Pittman's request of omitting grease and wipes from the household pipes and causing problems all over the city.

OTHER BUSINESS FROM COUNCIL:

Councilor Peacock thanks everyone that attended the hearings and meeting. He is glad that everyone came forward and brought their questions and concerns to the council. They like for the community to get involved and know what is going on. Councilor Sheffield also appreciates the concerns, comments, and feedback. Councilor Williams also says thank you. Councilor Snyder is in agreement with the others. Grateful for all of the compliments and concerns brought forward. Please continue those as needed to help them better the community.

ADJOURNMENT:

The meeting was unanimously approved to adjourn on a motion from Councilor Peacock and seconded by Councilor Sheffield.

CHAIRMAN

CITY CLERK